PT LOT 8 IN OR 2714/1427
LINCOLN SUB U/R

MELTON LOUVEDA
PO BOX 1404
HILLIARD, FL 32046

**2025**

**05-3N-24-2340-0008-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

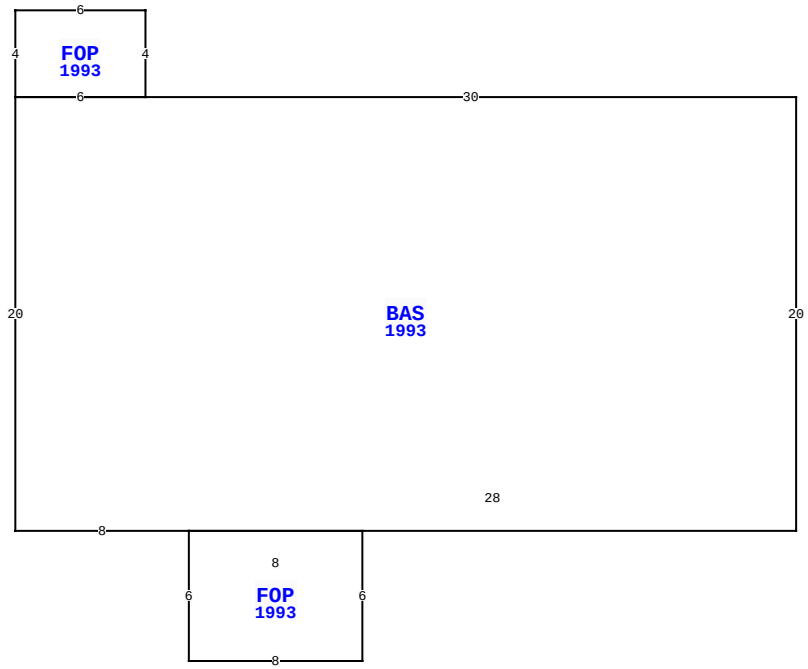
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 1993 | 720 | 62,150 |
| FOP | 24 | 30 | 1993 | 7 | 604 |
| FOP | 48 | 30 | 1993 | 14 | 1,208 |
| TOTALS | 792 | | | 741 | 63,963 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 741 | 104.0000 | 104.00 | 77,064 | 1958 | 1985 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 0% - 2025 Heated Area: 720 HX Base Yr




37975 OXFORD ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 63,963 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 25,900 |
| TOTAL MARKET VALUE | 89,863 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 89,863 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,863 |
| TOTAL JUST VALUE | 89,863 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 83,148 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2714/1427 | 5/09/2024 | SW | U | I | 11 | 100 |

GRANTOR: SHINELIGHT ENTERPRISE

GRANTEE: MELTON LOUVEDA

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W30 FOP=[YR=1993] N4 W6 S4 E6 $ W6 S20 E8
FOP=[YR=1993] S6 E8 N6 W8 $ E28 N20 $ .

### EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | 0006 | R-3 | 100.00 | 100.00 | 100.00 | FF | 4 | 0.74 | 1.00 | 0.74 | 350.00 | 259.00 | 25,900 | | | | | | | |

REVIEW DATE 05/14/2024 BY WWA Total Acres: 0.00 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 07/30/2025 BY SYS